134.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,069,600	/	1,069,600
USE VALUE:	1,069,600	/	1,069,600
ASSESSED:	1,069,600	/	1,069,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		VALLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIAZ SEBASTIAN JOSE
Owner 2:	MORAN MARIA M
Owner 3:	
Street 1:	8 VALLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FLANAGAN HOWARD F-IRENE M -
Owner 2:	-
Street 1:	8 VALLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,423 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Wood Shingle Exterior and 1789 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11423.000	451,800		617,800	1,069,600
Total Card	0.262	451,800		617,800	1,069,600
Total Parcel	0.262	451,800		617,800	1,069,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 597.88 | /Parcel: 597.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
86196			05/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 134.0-0002-0002.0

!10441!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	451,800	0	11,423.	617,800	1,069,600	1,069,600	Year End Roll	12/18/2019
2019	101	FV	402,700	0	11,423.	652,100	1,054,800	1,054,800	Year End Roll	1/3/2019
2018	101	FV	483,200	0	11,423.	480,500	963,700	963,700	Year End Roll	12/20/2017
2017	101	FV	483,200	0	11,423.	459,900	943,100	943,100	Year End Roll	1/3/2017
2016	101	FV	483,200	0	11,423.	425,600	908,800	908,800	Year End	1/4/2016
2015	101	FV	423,000	0	11,423.	356,900	779,900	779,900	Year End Roll	12/11/2014
2014	101	FV	423,000	0	11,423.	348,700	771,700	771,700	Year End Roll	12/16/2013
2013	101	FV	423,000	0	11,423.	332,200	755,200	755,200		12/13/2012

PRINT

Date	Time
12/11/20	00:44:41

LAST REV

Date	Time
04/04/19	18:35:30

mmcmakin

PAT ACCT. 10441

USER DEFINED

Prior Id # 1:	86196
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLANAGAN HOWARD	52664-199		4/29/2009	Change>Sale	565,000	No	No		
	15698-38		7/1/1984		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2009	442	Renovate	198,670	C				GUT REHAB/NEW KIT
5/6/2009	314	Manual	3,100					GUT INT WALLS

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	Meas/Inspect	CC	Chris C
3/15/2010	Info Fm Prmt	BR	B Rossignol
2/17/2009	Meas/Inspect	372	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11423		Sq. Ft.	Site		0	90.	0.60	10			Road Co	-10					617,780						617,800	

Total AC/HA:	0.26224	Total SF/SM:	11423	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	617,780	Spl Credit		Total:	617,800

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN / RED BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23692000
Const Adj.:	0.99742496
Adj $ / SQ:	154.217
Other Features:	94878
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	555073
Depreciation:	103244
Depreciated Total:	451829

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

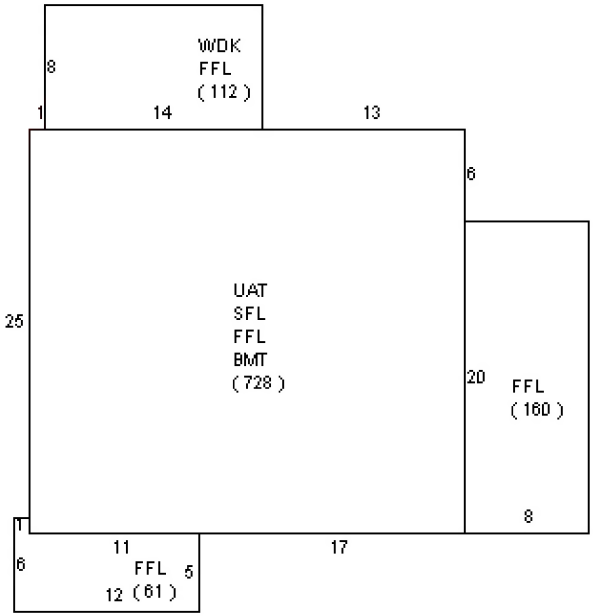
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	205.11
Special Features:	0	Val/Su Net:	160.73
Final Total:	451800	Val/Su SzAd	252.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,061	154.220	163,624
BMT	Basement	728	46.270	33,681
SFL	Second Floor	728	154.220	112,270
UAT	Upper Attic	182	61.690	11,227
WDK	Deck	112	14.890	1,668

Net Sketched Area:	2,811			Total:	322,470
Size Ad	1789	Gross Are	3357	FinArea	1789

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 134.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	